

October 28, 2015

DOWNTOWN WINDSOR PLANNING STUDY

Public Visioning Session

4-7 pm, Windsor Family Aquatic Complex

401 Pitt Street West, Windsor, ON, N9A 0B2

Urban Design, Planning and Building Services

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Welcome to the first **public visioning session** for the *Downtown Windsor Planning Study*!

Planning and Building Services is undertaking a comprehensive study of the downtown to update the vision for the downtown. This is to ensure that development standards are current and to guide future growth and development in the area to achieve the updated vision. The purpose of this session is to commence the **visioning** process for the study.

- What would you like to see for our downtown in the next 20 years?
- What role should it play in our community?

We would like to welcome your comments regarding different topics and issues surrounding the downtown.



➤ BACKGROUND

PREVIOUS STUDIES

- The Windsor City Centre Revitalization & Design Study: A New Vision for the Heart of Windsor (1994)
- Glengarry-Marentette Waterfront Village Community Improvement Plan (2003)
- City Centre West Urban Village Community Improvement Plan (2006)

RECENT DOWNTOWN PROJECTS



St. Clair College Centre for the Arts & MediaPlex (2007-2009)



Windsor Family Aquatic Complex (2014)



University of Windsor Downtown Campus (commenced 2013)

Given the time that has passed since the downtown has been studied and the recent investment in this area, it is an opportune time to reimagine the future of downtown Windsor.



GOALS

- To update the vision for the downtown, and;
- Ensure that development standards are current to guide future growth and development in downtown to achieve the new vision.

“The result should be a downtown where people desire to **LIVE, WORK, and VISIT.**”

- Downtown Windsor Planning Study Terms of Reference
(March 2015)

STUDY APPROACH



MARKET-BASED

The study will consider current market conditions to ensure recommendations are realistic.



HERITAGE & CULTURAL RESOURCES

Continue to support and expand downtown's cultural presence and preserve and incorporate vital heritage buildings.



PEDESTRIAN-FOCUSED

Make safe pedestrian navigation a primary consideration for the review of new development/infrastructure projects.



CONTEXT & COMPATIBILITY

Consider new development that respects the existing 'character' of the local area and the City as a whole.



BEST PRACTICES

Undertake a review of 'best practices' and their application to downtown in the areas of retail, hospitality, office uses, and housing.



SCOPE OF WORK

To meet the goal of the Study, the following work will be undertaken:



1

phase one
Giving the study a focus and the downtown a vision

- Confirm a vision
- SWOT Analysis
 - Strengths
 - Opportunities
 - Weaknesses
 - Threats

We are here!

2

phase two
Reviewing the balance of the downtown

- Sector review and development opportunities

3

phase three
Regulatory Review

- Policy Review
- Zoning Review

4

phase four
Design and the Public Realm

- Design Review
- Incentive Programs
- Public Realm and Municipal Investment/ Opportunities

Results will be a Plan for downtown that may make recommendations for implementation of:

- Community Improvement Plan
- Official Plan Amendment
- Zoning By-law Amendment
- Design Guidelines

downtown transportation strategy

At the same time, the City's Transportation Planning Division is undertaking a transportation review downtown



Downtown Windsor Planning Study STUDY AREA



PITT STREET

CHATHAM STREET

RIVERSIDE DRIVE

UNIVERSITY AVENUE

QUELLETTE AVENUE

GLENGARRY AVENUE

AYLMER AVENUE

MARENTE AVENUE

WYANDOTTE STREET

JANETTE AVENUE

BRUCE AVENUE

HOWARD AVENUE

ERIE STREET

➤ **VISIONING** // conceptualizing a vision for the Downtown

1994 City Centre Plan vision statement

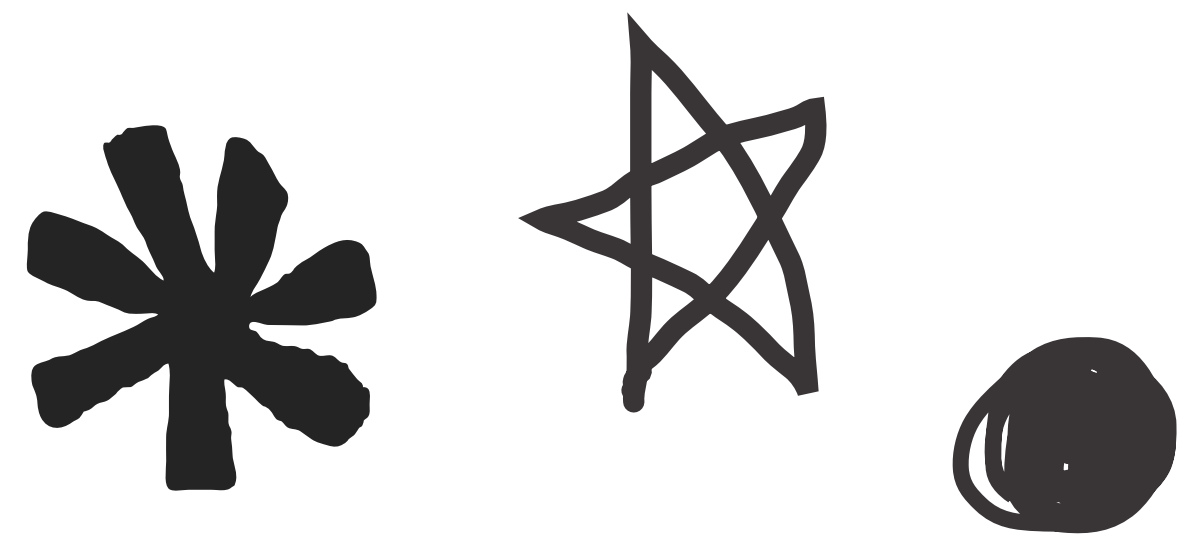
“The City Centre is an environment acknowledged by the people of Windsor as the vibrant, attractive, comfortable, and safe heart of the community and characterized by visitors as an enjoyable and memorable destination. Its special position and identity as an urban environment is nurtured and it is appreciated for the diverse array of urbane experiences it offers.”

What elements of the 1994 Vision do you like? What is your vision for downtown?

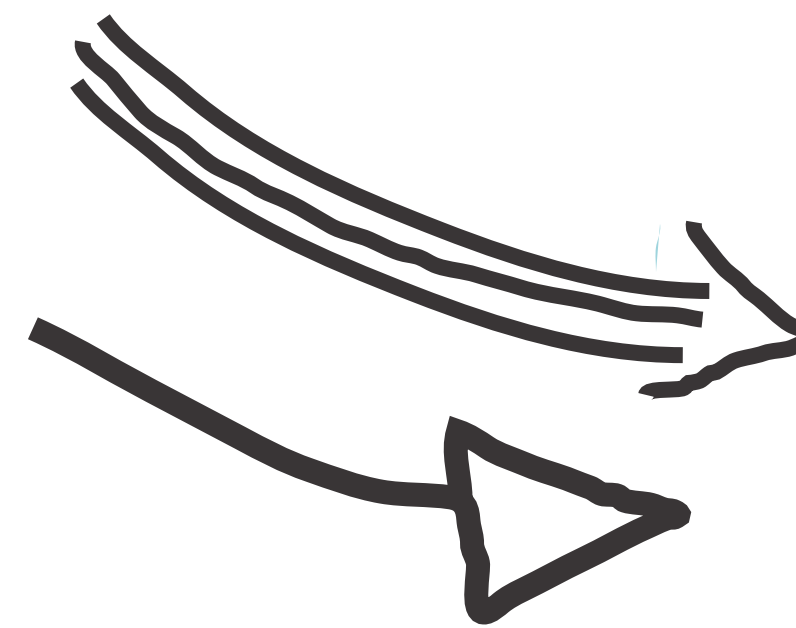


➤ VISIONING // examining the existing Downtown & ideas for the future

Please indicate on the provided map (frequented stops, favourite routes, areas of interest).



Where and why do you come downtown? Is it a place where you want to spend time or do you usually just pass through?



What **mode of travel** do you use to get downtown? Is there a **frequent route** you prefer taking? Why?



How can the downtown be made more **attractive**? (ie. Streetscaping, accessibility) Are there certain **features or uses** you would like to see develop? Show us where!



➤ VISIONING // future leadership and governance

What role should the municipality play in the downtown?

Municipal leadership is important to maintaining the vision of downtown. To stimulate downtown revitalization, the municipality can allocate resources in a variety of ways:

STREETSCAPING

Improve the public realm by enhancing streetscape elements



ACTIVE TRANSPORTATION

Promoting and providing options for an accessible active transportation system (ie. walking, cycling, etc.)



PARKS & OPEN SPACE

Provide more or enhance existing parks and open space



REGULATORY REVIEW

Overseeing Official Plan and Zoning Amendments as needed



RESIDENTIAL DEVELOPMENT

Increase the number of residents downtown by attracting residents and providing incentives for residential development

DESTINATION FACILITIES

Build or provide funding for destination -type facilities such as entertainment venues or cultural attractions

FINANCIAL INCENTIVES

Provide funding to private land owners for redevelopment or updating of properties